

**MINUTES OF THE
SPECIAL MEETING OF
INDUSTRIAL DEVELOPMENT BOARD
OF THE CITY OF OAK RIDGE**

October 11, 2012

A special meeting of the Industrial Development Board of the City Oak Ridge, Tennessee, convened at 4:00 p.m. on October 11, 2012 in the Training Room of the Municipal Building. Vice-Chairman, David Wilson called the meeting to order.

ROLL CALL

The following members were present: Richard Chinn, Chris Johnson, David Mason, Buzz Patrick, Harold Trapp, and David Wilson. William Biloski, Louise Dunlap and Hal Osucha were absent.

Also present were Kathy Barber, Oak Ridge Economic Partnership; Kim Denton, Oak Ridge Economic Partnership; Kenneth R. Krushenski, City Attorney; Ron Asher, Ridge Realty; Sam Tate, NAI Knoxville; Sandy Sexton, Executive Administrative Assistant; Anne Garcia Garland, Councilwoman; Charlie Hensley, Councilman; Chuck Hope, Councilman; Kathryn Baldwin, Community Development Director; Amy Fitzgerald, Government & Public Affairs Coordinator; Janice McGinnis, Finance Director; and Ethiel Garlington, East Tennessee Preservation Alliance of Knoxville.

APPROVAL OF AGENDA

Mr. Wilson made a change in the agenda to reflect the report on the Horizon Center Irrigation Project given by Mr. Richard Chinn instead of Mr. Osucha due to his absence. The Motion carried unanimously.

COMMITTEE REPORTS

Land Use Committee

Horizon Center Irrigation Project – Mr. Chinn reported that Mr. Osucha has received bids for the irrigation at Horizon Center. Three companies responded, two later declined. With the board's approval H2O will be awarded the contract with an amount of \$7850.00. This contract will include one (1) year warranty. Mr. Wilson mad a motion to approve, Mr. Mason seconded the motion. The motion carried unanimously.

Spec Building Committee

Mr. Wilson stated that the Spec Building Committee be authorized to proceed with plans to build a building to be between 50,000 to 75,000 square feet that can be expanded to 150,000 to 200,000 square feet. This would include, but not be limited to: a) working with TVA to design a facility on approximately 10 acres in Horizon Park; b) work with developers to determine if they are interested in partnering with the IDB to build a spec building; c) check with lending institutions to determine their interest in developing a financing package to cover the cost of construction. This motion does not include approval of any IDB funds. A motion was made by Mr. Wilson to approve, Mr. Patrick seconded the motion. The motion carried unanimously.

A special meeting of the industrial Development Board will meet on November 7th. A motion was made by Mr. Mason to approve, Mr. Trapp seconded the motion. The motion carried unanimously.

NEW BUSINESS

Alexander Inn TIF - Mr. Evans, the city's consultant on development projects, introduced Rick Dover, General Manager with Family Pride Corporation. Mr. Dover stated that he had looked at the Alexander Inn several times over the past 10 years but hasn't been able to make all the pieces fit together. He stated that he loved the building and the community. Mr. Garlington with the East Tennessee Preservation Alliance and the Department of Energy's grant of \$500,000 has made it do-able for the company to work with. Mr. Dover stated that it would cost \$4.7 million and take approximately 12-14 months to complete once started, unless unforeseen circumstances arise. Mr. Dover stated that they would be restoring the building as much as possible to its original glory.

Mr. Johnson asked about a letter that IDB had received from the Environmental Quality Advisory Boards chair in regards to the building being Leadership in Energy and Environmental Design (LEED) certified. Mr. Dover stated that he would have to withdraw his request if that is expected. He stated the process for getting LEED certified would be very lengthy despite developer's best intentions to be environment friendly. Mr. Dover stated he thought they could get the project certified, but "I wouldn't bet the ranch on it." He stated that he would do everything he could to get it certified. He also stated that the property could be energy star.

Mr. Dave Miller had several concerns relating to his property which adjoins the property of the Alexander Inn. He stated that would like for a fence to be put up to divide their properties due to animals who have taken over the property. He also stated that their driveway was another concern due to the property line. Mr. Dover stated that the roadway would be reconstructed.

After a lengthy discussion and questions from guests the board made a motion to forward the request and recommendation to City Council for approval. Mr. Wilson made a motion, the motion carried unanimously.

ADJOURN

Mr. Wilson made a motion to adjourn the meeting. Mr. Trapp seconded the motion. The Motion carried unanimously and the meeting adjourned at 4:25 pm.

APPROVED BY INDUSTRIAL DEVELOPMENT BOARD

November 5, 2012



Harold Trapp
Secretary/Treasurer